

## RETAIL FOR LEASE

# CREST PLAZA SHOPPING CENTER

1500 Cedar Crest Boulevard, Allentown, PA 18104



### AVAILABLE SF:

### PROPERTY OVERVIEW

6,567 SF space available for lease.

### LEASE RATE:

N/A

Join Target Greatland, Weis Markets, Rite Aid, Applebee's, PLCB Superstore, Biaggio's Italian Restaurant, AT&T Cell Phone, and many more outstanding concepts.

### LOT SIZE:

80.6 Acres

Located on North Cedar Crest Boulevard one block north of US Route 22 exit. In close proximity to deep and affluent "West End" Allentown populations. Perfect for many retail concepts

### BUILDING SIZE:

258,068 SF

### PROPERTY FEATURES

- Dedicated Turn Lane
- Signalized Intersection
- Pylon Sign
- Out Parcel

### ZONING:

GC-1

ALLENTOWN, PA



**JAMES BALLIET**

Keller Williams-Allentown-The James Balliet Property Group

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We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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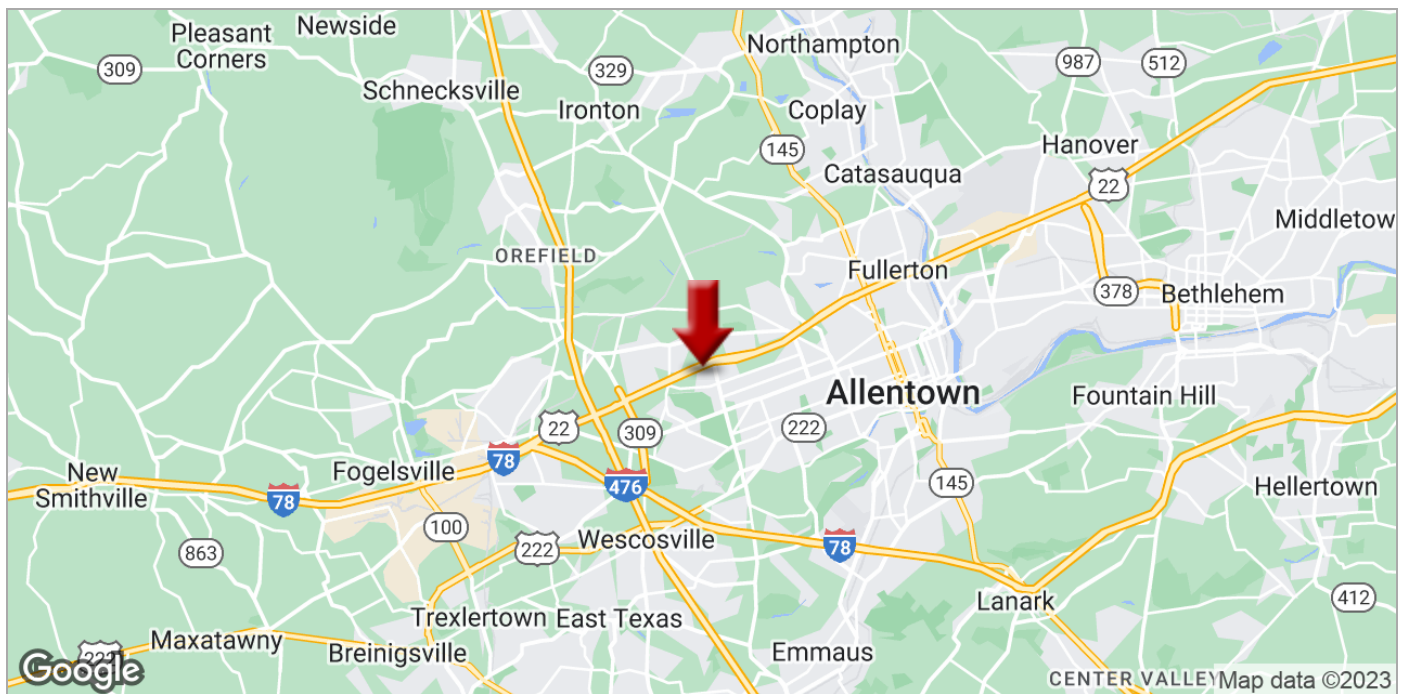
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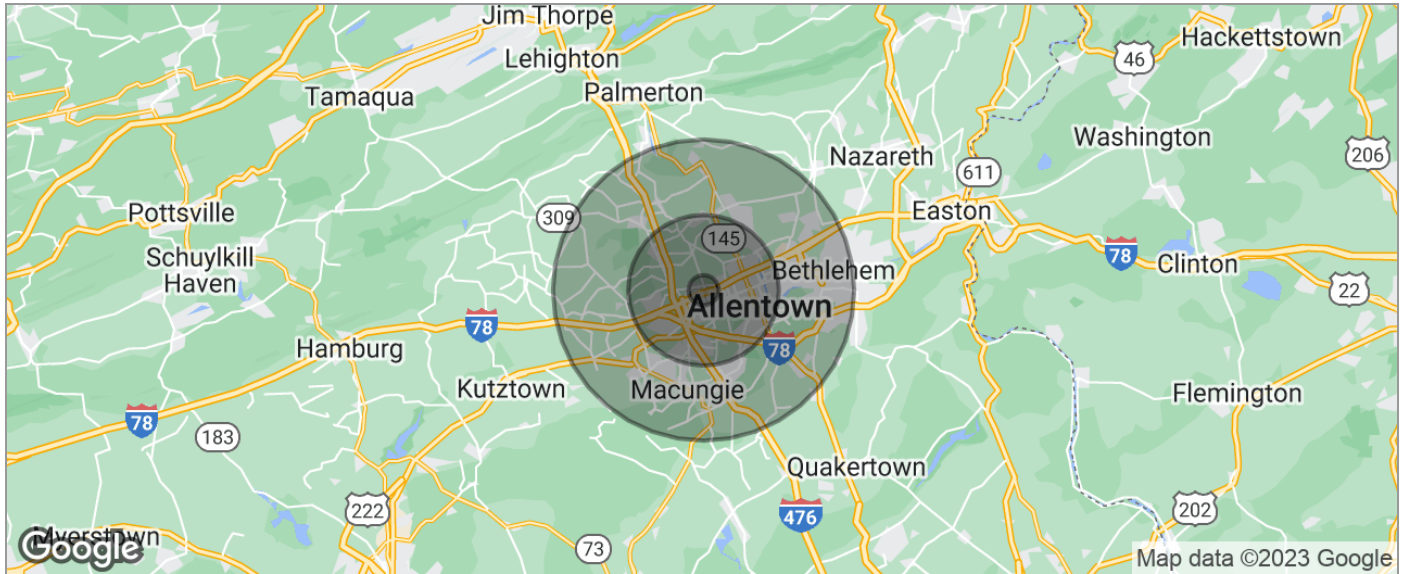
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POPULATION	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	5,067	191,504	431,207
MEDIAN AGE	45.6	37.7	39.1
MEDIAN AGE (MALE)	45.9	36.1	37.8
MEDIAN AGE (FEMALE)	45.3	39.1	40.1
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	2,109	73,003	167,154
# OF PERSONS PER HH	2.4	2.6	2.6
AVERAGE HH INCOME	\$95,338	\$65,662	\$68,446
AVERAGE HOUSE VALUE	\$347,359	\$240,824	\$249,826

\* Demographic data derived from 2020 ACS - US Census

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